

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
June 20, 2019

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:15 P.M. Thursday, June 20, 2019 in the Council Chambers at City Hall located at 401 South Jefferson.

ROLL CALL AND DECLARATION OF A QUORUM

Upon roll call, the following Members were present: Don Allen, Becky Burk, Darrell Deputy, David Schneider, and Randy Wall. Absent: Stephen Marcum, Randy Randolph, Jeff Stokes, and Danessa Williams.

A quorum was declared.

Staff members and others in attendance: Code Administrator Joe Berkich, Code Admin Rep. Steve Hemphill, and Deputy City Clerk Lindsey Slavens.

Deputy City Clerk Lindsey Slavens took the meeting minutes.

APPROVAL OF MINUTES

Schneider moved, and Allen seconded that the Commission approve the minutes from the Zoning and Planning meeting held in May 2019 as presented. Motion carried as follows: Yea: (5) Allen, Burk, Deputy, Schneider, and Wall. Nay: (0) None; Abstain: (0) None; Absent: (4) Marcum, Randolph, Stokes, and Williams.

PUBLIC HEARINGS

Allen moved, and Schneider seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (5) Allen, Burk, Deputy, Schneider, and Wall. Nay: (0) None; Abstain: (0) None; Absent: (4) Marcum, Randolph, Stokes, and Williams.

Rezoning of 130 Fremont Road from C-1 Commercial to M-1 Light Industrial

Steve Knight, Building Owner within district, spoke on the sale of his business Results Advertising. He currently still owns the building in which Results is located; and has been approached by companies who have expressed interest in the purchase of said building for the manufacturing of medical marijuana. Due to these inquiries, he has requested the proposed rezoning. Joe Berkich also mentioned a letter received by Brett Thompson, Vice President Evergreen Investments, expressing concern against the concept and location of manufacturing medical marijuana. Deputy acknowledged the letter and a copy was given to each present member.

Replat of Lots 9 and 10 of E.R. Clough's First Addition

Berkich explained to the commission that the home currently located on said property is inhabitable. By replating, the current 2 lots will be made into 3 lots, allowing the developer to build 3 homes; contingent upon Fincher's purchase of property located at 486 W. Pierce from COPE.

Final Plat of the Replat of Lots 8, 9, 10 and 11 of Block 1, Railroad Addition

Berkich explained, with the replat, the current 4 lots will be reduced to 1 lot which will allow building owner to add on to current structure.

Final Plat of the Lee Factory Subdivision

Berkich explained to the commission this replat would combine the current four lots into one lot, for future developmental purposes. Said development will potentially include conversion of the Lee Factory into apartments.

Conditional Use for New Multifamily Housing at 200 E. Commercial Street

Berkich explained to the commission that in order to convert the current building into apartment/multifamily housing, a conditional use is needed due to location within the Downtown Business District. Berkich continued, the developer is currently working on obtaining the funding for this project. Schneider inquired if the City would be giving this project/developer tax breaks. Berkich replied, moving forward if there were any tax abatements, they would first be presented to the commission for approval. Berkich ended by explaining that once the conditional use proposal is passed, the developer will be able to apply to the State for funding to move forward.

Conditional Use for Two-Family Dwellings at the Maplewood Subdivision Lots 1-4 and 20-22

Dianne O'Quinn, a member of the public, asked if the commission could briefly explain the plans involved with this topic due to her dad being a resident within the subdivision. Berkich explained that the developer is needing the conditional use in order to build duplexes in the proposed lots. O'Quinn thanked Berkich for the explanation, and said she was ok with those plans.

Definitions and Zoning Districts for Medical Marijuana Use

Berkich presented a PowerPoint presentation defining Medical Marijuana categories and their corresponding zoning districts. The presentation also included buffer zones of 300 and 1000 ft. radius, showing the public an idea of where potential businesses could be located. Berkich also explained that any potential Medical Marijuana facility proposing to be located across or adjacent to a residential area, must go before Planning and Zoning to obtain a conditional use permit. Berkich ended by recommending the draft ordinance provided to members, regarding Medical Marijuana zoning, be approved and move forward to City Council.

Allen moved, and Schneider seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (5) Allen, Burk, Deputy, Schneider, and Wall. Nay: (0) None; Abstain: (0) None; Absent: (4) Marcum, Randolph, Stokes, and Williams.

COMMISSION RECOMMENDATION ON THE REZONING OF 130 FREMONT ROAD FROM C-1 COMMERCIAL TO M-1 LIGHT INDUSTRIAL

Wall moved and Burk seconded that the Commission move to approve the Rezoning of 130 Fremont Road from C-1 Commercial to M-1 Light Industrial. The motion carried as follows: Yea: (5) Allen, Burk, Deputy, Schneider, and Wall. Nay: (0) None; Abstain: (0) None; Absent: (4) Marcum, Randolph, Stokes, and Williams.

COMMISSION RECOMMENDATION ON THE REPLAT OF LOTS 9 AND 10 OF E.R. CLOUGH'S FIRST ADDITION

Schneider moved and Burk seconded that the Commission move to approve the Replat of Lots 9 and 10 of E.R. Clough's First Addition; contingent upon Fincher's purchase of property located at 486 W. Pierce from COPE. The motion carried as follows: Yea: (5) Allen, Burk, Deputy,

Schneider, and Wall. Nay: (0) None; Abstain: (0) None; Absent: (4) Marcum, Randolph, Stokes, and Williams.

COMMISSION RECOMMENDATION ON THE FINAL PLAT OF THE REPLAT OF LOTS 8, 9, 10 AND 11 OF BLOCK 1, RAILROAD ADDITION

Schneider moved and Wall seconded that the Commission move to approve the Final Plat of the Replat of Lots 8, 9, 10 and 11 of Block 1, Railroad Addition. The motion carried as follows: Yea: Motion carried as follows: Yea: (5) Allen, Burk, Deputy, Schneider, and Wall. Nay: (0) None; Abstain: (0) None; Absent: (4) Marcum, Randolph, Stokes, and Williams.

COMMISSION RECOMMENDATION TO COUNCIL ON THE FINAL PLAT OF THE LEE FACTORY SUBDIVISION

Wall moved and Allen seconded that the Commission move to approve the Final Plat of the Lee Factory Subdivision. The motion carried as follows: Yea: Motion carried as follows: Yea: (5) Allen, Burk, Deputy, Schneider, and Wall. Nay: (0) None; Abstain: (0) None; Absent: (4) Marcum, Randolph, Stokes, and Williams.

COMMISSION RECOMMENDATION TO COUNCIL FOR A CONDITIONAL USE FOR NEW MULTIFAMILY HOUSING AT 200 E. COMMERCIAL STREET

Allen moved and Burk seconded that the Commission move to approve the Conditional Use for New Multifamily Housing at 200 E. Commercial Street. The motion carried as follows: Yea: Motion carried as follows: Yea: (5) Allen, Burk, Deputy, Schneider, and Wall. Nay: (0) None; Abstain: (0) None; Absent: (4) Marcum, Randolph, Stokes, and Williams.

COMMISSION RECOMMENDATION TO COUNCIL FOR A CONDITIONAL USE FOR TWO-FAMILY DWELLINGS AT THE MAPLEWOOD SUBDIVISION LOTS 1- 4 AND 20 – 22 UPON ZONING APPROVAL FROM CITY COUNCIL

Burk moved and Schneider seconded that the Commission move to approve the Conditional Use for Two-Family Dwellings at the Maplewood Subdivision Lots 1- 4 and 20 – 22. The motion carried as follows: Yea: Motion carried as follows: Yea: (5) Allen, Burk, Deputy, Schneider, and Wall. Nay: (0) None; Abstain: (0) None; Absent: (4) Marcum, Randolph, Stokes, and Williams.

COMMISSION RECOMMENDATION FOR DEFINITIONS AND ZONING DISTRICTS FOR MEDICAL MARIJUANA USE

Schneider moved and Allen seconded that the Commission move to approve the Definitions and Zoning Districts for Medical Marijuana Use. The motion carried as follows: Yea: Motion carried as follows: Yea: (5) Allen, Burk, Deputy, Schneider, and Wall. Nay: (0) None; Abstain: (0) None; Absent: (4) Marcum, Randolph, Stokes, and Williams.

STAFF DISCUSSION

Berkich addressed the next Zoning & Planning meeting, with 2 items being listed on the agenda. He continued that one of the items would include a Chapter 353 tax abatement, in results of the recently approved housing incentive bill passed by Council. Schneider asked Joe to briefly describe what this was. Berkich explained that the Council approved 25 permits to be issued at no cost; as well as tax abatements to blighted properties only. The item on the next agenda being presented will be the first blighted property of the 25 permits being processed. Berkich also added that Brian Thompson, Regional Economic Development, is a good contact/resource for this project.

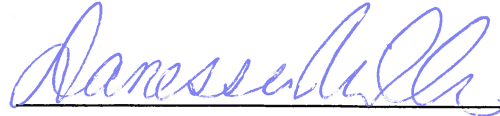
COMMISSION DISCUSSION

Deputy wrapped the meeting up by expressing his appreciation to those present and thanking them for their commitment.

ADJOURNMENT

Chairman Deputy declared the meeting adjourned at 6:48 P.M.

ATTEST:



Secretary Danessa Williams



Code Administration Representative
Steve Hemphill

Minutes Approved July 11, 2019